

MINUTES
LEXINGTON COUNTY PLANNING COMMISSION
August 16, 2012

The Lexington County Planning Commission held its regular monthly meeting on Thursday, August 16, 2012 at 8:00 a.m. in the Council Chambers on the second floor of the County Administration Building. Attendance for the meeting was as follows:

Members Present:

Rock Lucas
David Laird
Michael Shealy
Warren Cope
Lee Matthews
Robert Spires
Pat Dunbar
Keith Myhand

Staff Present:

Jack Maguire
Sharon Willis
Janet Turner
Walt McPherson
Chris Folsom
Chris Stone

Members Absent:

Andy White

Others Present:

none

The meeting for August 16, 2012, was called to order at 8:00 a.m. by Chairman Rock Lucas. Robert Spires gave the invocation for the meeting.

Minutes: Chairman Lucas stated that the first item would be the minutes at Tab R. Robert Spires made the motion to approve the June 2012 minutes and Warren Cope seconded the motion. There was no further discussion and the vote for approval of the June minutes was as follows:

In Favor: Dunbar
Matthews
Shealy
Cope
Lucas
Spires
Laird
Myhand

Opposed: none

Not Present: White

Activity Reports: Chairman Lucas stated that the next items on the agenda were the Activity Reports at Tabs S, T, U and V. Jack Maguire stated in the month of June there were 73 site-built home permits issued and 35 manufactured home permits issued. In the month of July 74 site-built home permits were issued and 28 manufactured home permits were issued. The permit numbers for the first 14 days of August were not available due to software issues however those numbers will be provided as soon as they are available.

Private Road Subdivision -- Keisler Subdivision (Bobby Keisler/applicant): Chairman Lucas stated that the next item on the agenda was the Private Road Policy at tab W which was provided for the Private Road Subdivision at Tab X. Janet Turner presented this to the Commission using aerial photography and ground photos.

Bobby and Rachel Keisler currently own 9.6 acres on Gravedigger Road, a privately maintained dirt road off of Paps Drive, a state-maintained paved road. They would like to subdivide a 1.99 acre lot to give to one of their daughters. They have already cut out another one-acre lot for another daughter. The total 10.6 acres owned by the Keisler family was purchased as Lot 5 in the subdivision of The Estate of E. H. Bailey which established a 50-foot wide ingress and egress easement down the property lines encroaching 25 feet on each lot front. There has been some subdividing of the original lots for which plats have been recorded. The total number of lots which have Gravedigger Road as their access appears to be approximately 15. With multiple homes on some of the lots, a total of 18 residences appear to be using the road.

After discussion Micheal Shealy made the motion to approve the private road subdivision request. Pat Dunbar seconded the motion and the vote for approval of the Keisler Subdivision was as follows:

<u>In Favor:</u>	Dunbar	<u>Opposed:</u>	none	<u>Not Present:</u>	White
	Matthews				
	Shealy				
	Cope				
	Lucas				
	Spires				
	Laird				
	Myhand				

Subdivision Bonds: Chairman Lucas stated that the next item was Subdivision Bonds at Tab Y. Janet Turner noted that all is normal and that since the closer follow up with the developers to finish the bonded phases of the subdivisions, 60 phases of bonded subdivisions have received final approval since June 2011. There are now less than 100 bonded phases.

Road Classifications: Chairman Lucas stated that the next item was Road Classifications at Tab Z. Robert Spires made the motion to approve the road classifications and Lee Matthews seconded the motion. There was no further discussion and the vote for approval of the road classifications was as follows:

<u>In Favor:</u>	Dunbar	<u>Opposed:</u>	none	<u>Not Present:</u>	White
	Matthews				
	Shealy				
	Cope				
	Lucas				
	Spires				
	Laird				
	Myhand				

Jack Maguire stated that Charlie Compton is on vacation and that is why he is not present for the meeting.

Adjournment: With no further business or discussions the meeting was adjourned at 8:20 a.m.

Respectfully submitted,

Approved,

(Signed copy on file)

Jack Maguire for
Charlie Compton
Secretary

(Signed copy on file)

Rock Lucas
Chairman